



Cissbury Ring South, Woodside Park, N12 7BE  
£1,400,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est.1981

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A beautifully presented 5 BEDROOM, 3 BATHROOM DETACHED family home situated in the heart of Woodside Park, within the catchment area for primary schools and walking distance to local amenities, parkland, bus services and Woodside Park Northern Line tube station.

The spacious accommodation is arranged over 3 floors and comprises thru lounge/dining room, playroom, kitchen/morning room, utility room and guest cloakroom to the ground floor. The 1st floor provides 4 bedrooms, a family bathroom and a walk-in wardrobe and en suite to bedroom 2, whilst the 3rd floor offers a master bedroom with en suite shower room and dressing area.

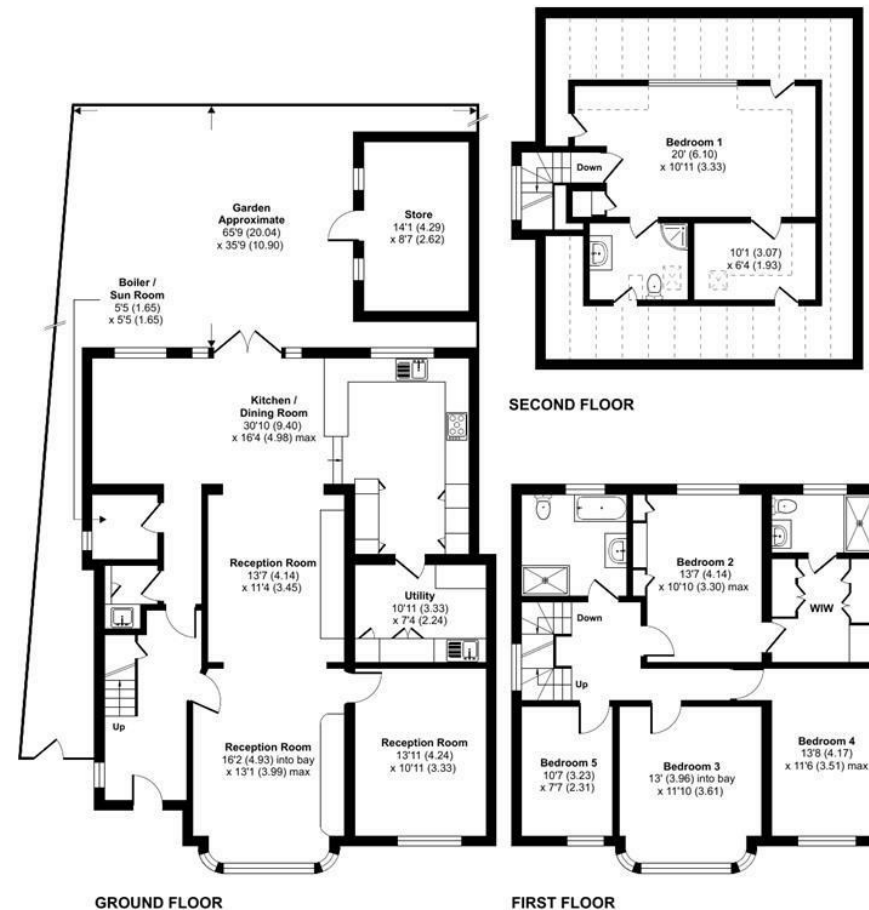
The well maintained rear garden comprises a decking area and lawn with well stocked borders, and there is off street parking to the front.

## Cissbury Ring South, London, N12

Approximate Area = 2414 sq ft / 224 sq m  
 Limited Use Area(s) = 427 sq ft / 40 sq m  
 Outbuilding = 123 sq ft / 11 sq m  
 Total = 2964 sq ft / 275 sq m  
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	72	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Real Estates. REF: 614238